176.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	562,500 / 562,500
					USE VALUE:	562,500 / 562,500
					ASSESSED:	562,500 / 562,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALLIS SAVVAS & PINELOPI
Owner 2:	
Owner 3:	
Street 1:	45 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,660 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2060 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4660.000	300,000		262,500	562,500
Total Card	0.107	300,000		262,500	562,500
Total Parcel	0.107	300,000		262,500	562,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.06 | /Parcel: 273.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 117929

GIS Ref

GIS Ref

Insp Date 07/09/18

PREVIOUS ASSESSMENT

Parcel ID 176.0-0001-0004.0

!13714!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	300,000	0	4,660.	262,500	562,500	562,500	Year End Roll	12/18/2019
2019	104	FV	233,500	0	4,660.	258,800	492,300	492,300	Year End Roll	1/3/2019
2018	104	FV	233,500	0	4,660.	198,800	432,300	432,300	Year End Roll	12/20/2017
2017	104	FV	218,700	0	4,660.	187,500	406,200	406,200	Year End Roll	1/3/2017
2016	104	FV	218,700	0	4,660.	172,500	391,200	391,200	Year End	1/4/2016
2015	104	FV	194,300	0	4,660.	161,300	355,600	355,600	Year End Roll	12/11/2014
2014	104	FV	194,300	0	4,660.	148,500	342,800	342,800	Year End Roll	12/16/2013
2013	104	FV	202,400	0	4,660.	148,500	350,900	350,900		12/13/2012

PRINT

Date	Time
12/11/20	03:38:06

LAST REV

Date	Time
07/30/18	12:01:12

apro

13714

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13021-395		7/22/1976		40,000	No	No		N

USER DEFINED

Prior Id # 1:	117929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2007	282	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Inspected	163	PATRIOT
11/7/2008	Measured	345	PATRIOT
5/6/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/14/1999	Measured	276	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4660		Sq. Ft.	Site		0	70.	0.80	6			Other	-33					262,547						262,500	

Total AC/HA: 0.10698 | Total SF/SM: 4660 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 262,547 | Spl Credit | Total: 262,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	25.	%
Override:			%
	Total:	48.25	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.15970874
Const Adj.:	0.98010004
Adj $ / SQ:	193.227
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	579646
Depreciation:	279679
Depreciated Total:	299967

COMMENTS

PART OF HOUSE LEXINGTON 25%.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1

Totals		
2	12	4

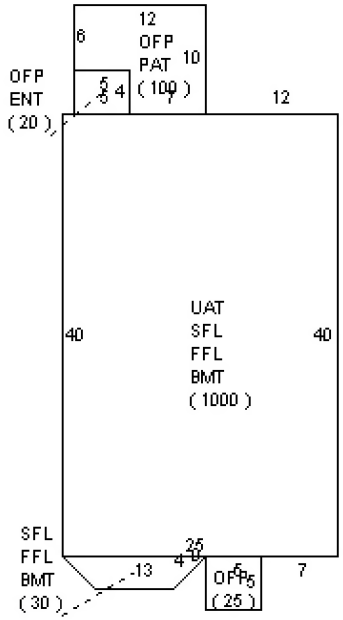
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	193.23
Special Features:	0	Val/Su Net:	83.22
Final Total:	300000	Val/Su SzAd	145.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,030	57.970	59,707
FFL	First Floor	1,030	193.230	199,024
SFL	Second Floor	1,030	193.230	199,024
UAT	Upper Attic	250	77.290	19,323
OFP	Open Porch	145	27.320	3,962
PAT	Patio	100	5.880	588
ENT	ENTRY	20	25.870	517
	Net Sketched Area:	3,605	Total:	482,145

Size Ad	2060	Gross Are	4355	FinArea	2060

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc